



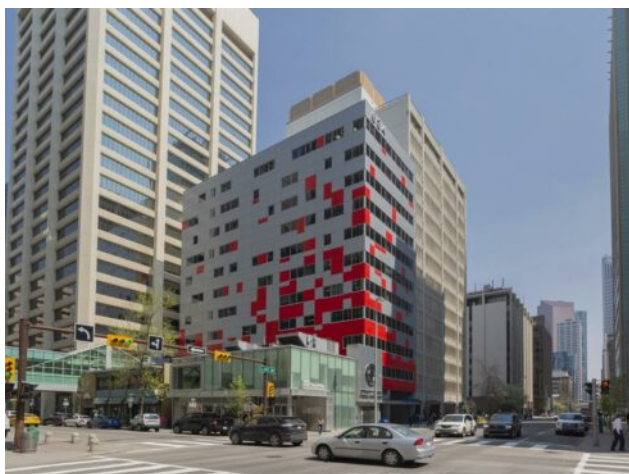
**GRASSROOTS**  
REALTY GROUP

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**510, 634 6 Avenue SW  
Calgary, Alberta**

**MLS # A1063136**



**\$927,900**

**Division:** Downtown Commercial Core

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,586 sq.ft.

**Zoning:** CR20-C20/R20

**Heating:** Fan Coil, Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Concrete

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** Cable, Electricity, Natural Gas, Phone, Water

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

A very unique opportunity to own this fairly new office property at the BEST location in Downtown core area of Calgary. One block from C-Train station. Each unit is individually titled. There's a fitness facility in the building. Close proximity to the Courts Centre and all major towers in Downtown. Connected directly to the convenient, secure Plus 15 pedestrian skyway system with 83 bridges and 14 km of walkways. Current floor plan attached for each finished units: 7offices + board room + kitchen + reception and storage area. Act NOW and plan for next boom!